

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Parcel: << **31-5S-16-03744-315 (18624)** >>

Owner & Property Info

Result: 1 of 1

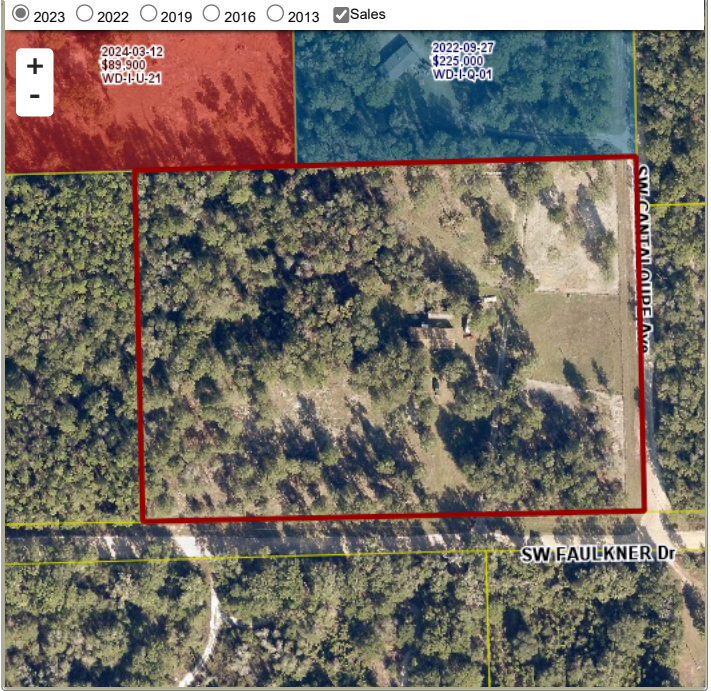
Owner	LYNCH JAMES D LYNCH JENNIFER P 613 SW FAULKNER DR FORT WHITE, FL 32038		
Site	613 SW FAULKNER DR, FORT WHITE		
Description*	COMM SW COR OF SE1/4, RUN E 248.36 FT, N 45.30 FT TO N/R/W FAULKNER RD FOR POB, CONT N 560.44 FT, W 786.79 FT, S 547.97 FT TO N/R/W FAULKNER RD, E ALONG R/W 786.83 FT TO POB. (AKA PRCL 15 PINE ACRES S/D UNREC). ORB 891-22, WD 1130-736, 738, WD 1183-1842, ... more>>>		
Area	10.01 AC	S/T/R	31-5S-16
Use Code**	IMPROVED AG (5000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$6,060	Mkt Land	\$7,070
Ag Land	\$2,475	Ag Land	\$2,475
Building	\$163,006	Building	\$175,975
XFOB	\$8,400	XFOB	\$8,400
Just	\$231,466	Just	\$254,445
Class	\$179,941	Class	\$193,920
Appraised	\$179,941	Appraised	\$193,920
SOH Cap [?]	\$57,514	SOH Cap [?]	\$67,894
Assessed	\$122,427	Assessed	\$126,026
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$72,427 city:\$0 other:\$0 school:\$97,427	Total Taxable	county:\$76,026 city:\$0 other:\$0 school:\$101,026

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/21/2017	\$100	1343/1008	WD	I	U	11
2/19/2012	\$0	1287/0704	QC	I	U	11
10/30/2009	\$55,000	1183/1842	WD	V	Q	01
9/4/2007	\$60,000	1130/0738	WD	V	U	08
8/29/2007	\$100	1130/0736	WD	V	U	04
10/29/1999	\$25,000	0891/0022	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2017	2046	2046	\$175,975

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0080	DECKING	2014	\$400.00	1.00	0 x 0
0285	SALVAGE	2014	\$500.00	1.00	0 x 0
0255	MBL HOME STORAGE	2020	\$500.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.010 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$7,070
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,475
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$63,000

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